

HUD Section 811 Demo: Project Rental Assistance



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Centers for Medicare and Medicaid Services and by:



Department of Health and Mental Hygiene



Department of Housing and Community Development



Maryland Department of Disabilities



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Frank Melville Supportive Housing Investment Act

- Reforms HUD Section 811 Supportive Housing for Persons with Disabilities program
- Bi-partisan legislation signed into law on January 11, 2011
- Modernizes and reforms the Section 811 program by:
 - Emphasizing integrated housing models
 - Creating incentives to link Section 811 rental assistance funding to other sources of funds for affordable housing development





Reformed Section 811 Program

- Shifts Mainstream vouchers to Section 8 HCV program
 - Vouchers remain targeted to people with disabilities
- Reforms Section 811 Capital Advance/PRAC program - 2 options – *no proposed funding
 - Capital Advance/PRAC option for group homes and independent living apartments
 - Capital Advance/PRAC option for Multi-Family projects
- **Creates new Section 811 Project Rental Assistance (PRA)**
 - **PRA funding to State Housing Finance Agencies in partnership with Medicaid**





Section 811 PRA Demo NOFA Overview

- Goal: Integrated scattered-site rental units for people with disabilities at or below 30% Area Median Income in multi-family housing developed with affordable housing funds
- Federal Notice of Funding Availability published May 15, 2012
- Applications due July 31, 2012
- FY 2012 National appropriation = \$85 million
- Awards: 9-16 nationally
- Award amount: \$2-12 million per state
- Estimated # of units: 2,800





Section 811 PRA Demo NOFA

- Eligible Applicant
 - Any housing agency allocating Low Income Housing Tax Credits (LIHTC) or federal HOME funds or similar federal or state programs
- Threshold Requirement: Eligible Applicants must have a **formal partnership** with the State Medicaid and health and human services agencies
- Only one application can be submitted per state
- Private citizens, for-profit entities, and nonprofit organizations **CANNOT** be Eligible Applicants





NOFA: Eligible Multi-family Properties

- Any new or existing property with at least five units owned by a nonprofit or private entity
- Eligible properties must have financing commitments from Low Income Housing Tax Credits, HOME, or any other federal, state, or local program





NOFA: Eligible Units

- No more than 25% of total units in properties can:
 - Be provided Section 811 PRA Demo funds,
 - Be used for supportive housing for persons with disabilities, or
 - Have any occupancy preference for persons with disabilities
- NOTE: Persons with disabilities may not be prohibited from applying for residency in non-PRA Demo units
- Units must be dispersed throughout the property
- Units may be accessible but not required





NOFA: Eligible Tenants

- **Disability**

- Extremely low-income households with at least one individual with a disability
- Non-elderly: between 18 and 62 years of age at time of lease-up
- Household member must be eligible for community-based, long-term services such as those provided through Medicaid waivers or Medicaid State Plan Options or state funded services

- **Services** must be available. Services are voluntary

- **Income**

- Annual household income at or below 30% Area Median Income
 - MD statewide average is \$25,701
 - MD range is \$15,690 to \$31,830
- Tenant pays 30% of income toward rent and utilities





Household Area Median Income

County	Area Median Income	30% AMI
ALLEGANY COUNTY	52,300	\$15,690
ANNE ARUNDEL COUNTY	84,500	\$25,350
BALTIMORE CITY	84,500	\$25,350
BALTIMORE COUNTY	84,500	\$25,350
CALVERT COUNTY	106,100	\$31,830
CAROLINE COUNTY	71,600	\$21,480
CARROLL COUNTY	84,500	\$25,350
CECIL COUNTY	80,400	\$24,120
CHARLES COUNTY	106,100	\$31,830
DORCHESTER COUNTY	71,600	\$21,480
FREDERICK COUNTY	106,100	\$31,830
GARRETT COUNTY	71,600	\$21,480
HARFORD COUNTY	84,500	\$25,350
HOWARD COUNTY	84,500	\$25,350
KENT COUNTY	71,600	\$21,480
MONTGOMERY COUNTY	106,100	\$31,830
PRINCE GEORGE'S COUNTY	106,100	\$31,830
QUEEN ANNE'S COUNTY	84,500	\$25,350
SOMERSET COUNTY	63,500	\$19,050
ST. MARY'S COUNTY	89,400	\$26,820
TALBOT COUNTY	76,300	\$22,890
WASHINGTON COUNTY	65,000	\$19,500
WICOMICO COUNTY	63,500	\$19,050
WORCESTER COUNTY	71,600	\$21,480



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Maryland's PRA Project

- **Maryland Department of Housing & Community Development is partnering with MD Medicaid to apply**
- **Maryland Partnership for Affordable Housing**
 - Real Choice Systems Change Grant funded by Centers for Medicare and Medicaid
 - 6 grantees: Indiana, Maryland, Mississippi, Oregon, Texas, Wisconsin
 - Project began October 2011
- **Purpose - Develop infrastructure necessary to implement PRA**





Maryland Partnership for Affordable Housing

Partnering Agencies

- Dept. of Housing & Community Development
- Dept. of Health & Mental Hygiene – Medicaid Services; Money Follows the Person Project
- Maryland Department of Disabilities
- Maryland Center for Developmental Disabilities
- Developmental Disabilities Administration
- Mental Hygiene Administration
- Technical Assistance Collaborative
- Maryland Affordable Housing Coalition
- Maryland Disability Law Center
- The Coordinating Center
- All Maryland Centers for Independent Living
- Consumer Organizations



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MD Priority Populations

Non-elderly adults with disabilities, between 18 and 62 years of age, with SSI level of income who are receiving Medicaid services and who are in the following groups:

- **Institutionalized Medicaid Recipients:** nursing facility, ICF/ID or an institution for mental diseases where medical assistance is available under the State Medicaid plan for services
- **At Risk of Institutionalization Due to Current Housing Situation**
- **DDA Community Pathways Waiver Participants Moving from Group Homes/ALUs to independent renting and MHA Residential Rehabilitation Program participants moving to independent renting**
- **Homeless with a disability** (as defined by HUD) and Medicaid recipient





Maryland Partnership for Affordable Housing

Activities

- Advisory Group
- Partnership Agreement
 - Commitment of services from Medicaid, MHA, DDA
 - Eligible and priority populations
 - Processes for tenant selection and referral; unit identification & tracking; managing tenant issues
- Web-based PRA applicant waiting list
- Web-based unit list
- Program outreach and information tracking





Training for housing and service organizations, consumers and families

- ❖ *Making Sense of Affordable Housing Resources for People with Disabilities...and How to Get More* – held May 2012
- ❖ *Customizing Housing Development and Management for Enhanced Results* – held June 2012
- ❖ Disability awareness for housing organizations – Fall 2012
- ❖ Reasonable Accommodations – Fall 2012
- ❖ Case manager/care coordinator training in program specifics, eligibility enrollment system, program outreach and tracking system
- ❖ Participant training in financial and tenant responsibilities
- ❖ Case manager/care coordinator training in housing-focused person-centered planning
- ❖ PRA User's Guide development and training





More Information

- Technical Assistance Collaborative
 - <http://811resourcecenter.tacinc.org>
- HUD 811 Portal
 - http://portal.hud.gov/hudportal/HUD?src=/program_offices/housing/mfh/grants/section811ptl/demoNOFA
 - Type **HUD 811 Portal NOFA** in your web browser

